

Zoning Board

April 4, 2022

5:00pm - City Hall Council Chambers

Chairman Thompson called the Meeting to order at 5:03pm

ROLL CALL

Present: Bob Thompson, Nikki Baer, June Gardner, Larry Happ, Sam McNeilly, Mike Schmotzer

Absent: Alissa Gearhart

Other Present: City Attorney Jim McPhederan, Alderman Jim Bacidore, Deputy Clerk Brent Bader, City Engineer Brian Brown.

A quorum was present.

Attorney McPhederan stated that the Notice can be made a part of the record and the Petition can be made part of the record as well. McPhederan stated that the petitioner would not be present tonight because there was an internal mix up with the petitioner and he was not given enough notification to attend the meeting tonight. McPhederan wanted to see what the board would be able to discuss tonight even without the petitioner present. He stated that the public notice was made but there were no additional members in the audience besides the members of the commission.

Board Member Thompson did ask if any board members had any questions. Each and every member has a copy of the petition that all have read through.

Board Member Happ did speak with Engineer Brian Brown and asked if there were any concerns from the city in regards to city sewer. There were no public utilities.

Thompson was also concerned with how much onto the city alley the project would sit.

Brown did state that he was aware of the side yard setbacks. Owner Scott Clark did want to allow for more parking so he did push the request back to the property line. The new build will be exactly in line with the current structure and off the sidewalk. Engineer Brown has informed Clark has made him aware that his structure will not be allowed to encroach on the city property.

Attorney McPhederan did state how the property is zoned C2 and has always been a tavern or restaurant.

Engineer Brown did inform the Board that C2 has a 25' setback. That is why we are here tonight. McPhederan stated that if this was a C3, this would not be a concern.

Mayor stated that when he spoke with Owner Scott Clark he will put \$60,000 into paving the lot.

Moved by Larry Happy to recess until the petitioner was available to meet with the Board. Thompson did question some of the language in the petition, but his concerns were cleared up tonight.

Baer questioned about the house being torn down and him potentially adding on to the bar. Now the current project is just paving and adding the pavilion. Mayor stated that Clark is currently focusing on the current remodel and the new pavilion.

Happ did question passing the petition without the petitioner, that the board is setting a precedence. Mayor does understand Happ's concern but with this situation and with City Attorney McPhederan present, the board would be making a safe decision.

Moved by Bob Thompson and seconded by Bob Thompson to waive the reading of the public notice and to proceed with order of the petition.

Voice vote, all ayes. Motion carried.

Not seconded motion to recess. Motion dropped.

Moved by Larry Happ and seconded by Larry Happy to approve and accept the request by Scott M. Clark for a variance and/or exception from the City of LaSalle Zoning Ordinance for reduction of the side adjacent street setback from 25 feet to 0 feet for the purpose of constructing a deck, pavilion, steps, and appurtenances thereon.

ROLL CALL

AYE: Bob Thompson, Nikki Baer, June Gardner, Larry Happ, Sam McNeilly, Mike Schmotzer

NAY: None **Absent:** None **Abstain:** None

MOTION CARRIED : 6-0

There were no more questions or comments from the public.

Moved by Bob Thompson and seconded by Nikki Baer to adjourn the meeting at 5:16pm.
Voice vote, all ayes. Motion carried.



Amy Quinn, City Clerk